

CHAPTER 24

COMMERCIAL HIGHWAY (C-H)

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11-24-101 Description.

This zone covers that portion of the City that most appropriately provides services to the traveling public. It is generally intended to be located adjacent to major thoroughfares or the interstate highway and to be kept isolated from residential areas. This district is maintained in recognition of the existence of an area presently committed to this type of development. It is the intent of the City that this type of development be limited to the area currently zoned C-H. To this end, no additional districts of C-H shall be created.

11-24-102 Conditional Uses.

Uses enumerated hereunder are principal uses. The location of these uses shall be subject to review and approval by the Planning Commission as provided in Chapter 8, Chapter 7 and the requirements of this Chapter:

(1) Automobile gasoline filling station which complies with all of the provisions for pump location and which has but one (1) building on the premises which is limited in size to two (2) single-car service bays plus restrooms and office and/or accessory supply storage space and which is limited in function to dispensing gasoline, oil, grease, antifreeze, tires, batteries, automobile accessories directly related to motor vehicles, and to washing, polishing, and servicing motor vehicles only to the extent of installation of the enumerated items and which does not rent or sell motor vehicles, trailers, or general replacement parts and does not overhaul or repair motors or bodies and does not provide brake relining service, upholstery work, auto glass work, painting, welding, tire recapping, or auto dismantling and which has no above-ground bulk storage facilities for gasoline or oil, except incidental supplies, within the building, in tanks having a capacity of not more than fifty-five (55) gallons each, and which does not use auxiliary equipment or does not display any goods or merchandise of any kind, for sale or otherwise, within any yard space provided around the building;

(2) Confectionery, including incidental sales or minor grocery items;

(3) Launderette and clothes cleaning pickup stations;

(4) Motel and trailer parks provided the requirements and conditions regulating such uses are set forth in general ordinance;

(5) Restaurants, including "drive-in" types, and soft drink and ice cream stands;

(6) Campgrounds;

- (7) Automatic car wash;
- (8) Beauty salons.

11-24-103 Conditional Uses.

- (1) Public and quasi public uses;
- (2) Any other commercial use the Planning Commission considers compatible to the C-H zone.

11-24-104 District Regulations.

- (1) Lot Size: No requirements
- (2) Lot Width: Minimum frontage on public street shall be thirty-five (35) feet, otherwise no width requirement.
- (3) Front Yard: Minimum front yard of ten (10) feet, unless the front yard is used for public parking. In this case, the front yard shall be a size sufficient to provide a ten (10) foot landscaped area at the front property line. In commercial areas developed before this ordinance was adopted, the front yard shall be equal to the average existing front yards on all parcels of property on the block face where the parcel in question is located.
- (4) Side Yards: No requirement, except that ten (10) feet shall be provided where the lot line is co-terminus with any residential boundary.
- (5) Side Yard Corner: Minimum side yard for all buildings on corner lots shall be ten (10) feet on the side adjacent to a street.
- (6) Rear Yard: No minimum, except that thirty (30) feet shall be provided where the lot line is co-terminus with any residential zone boundary.
- (7) Accessory Buildings: Accessory buildings shall not be located on front of the main building. Accessory buildings shall be subject to the same yard requirements cited above, except that accessory buildings may be located on the rear yard line.
- (8) Building Height: Maximum building height for main buildings shall be thirty (30) feet; accessory buildings, fifteen (15) feet.
- (9) Lot Coverage: The maximum lot coverage shall be sixty percent (60%) for all buildings. (The requirements for landscaped areas, building setbacks, and off-street parking may result in less than a sixty percent (60%) lot coverage.)

11-24-105 Off-Street Parking and Loading.

The requirements of Chapter 32 shall apply to this zone.

11-24-106 Signs.

The requirements of Chapter 34 shall apply to this zone.

11-24-107 Other Regulations.

(1) Site Plan Review - Site plan review shall be required for all buildings and uses in the C zone, as specified in Chapter 7 of this Ordinance.

(2) Landscaping - All open areas in the required yard spaces, except driveways, parking areas, walkways, and storage areas shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscape materials.

(3) Storage of Garbage - No garbage or other refuse shall be stored in an open area. All such materials shall be screened from public view by landscaping or opaque fencing or wall; or may be stored completely within an enclosed building.

(4) Adjacent Residential Zone - A decorative wall or opaque fence or hedge at least six (6) feet in height shall be erected along all said property lines adjacent to a residential zone.

(5) Gasoline Pump Islands - Gasoline pump islands, where permitted, shall be set back twelve (12) feet from the front lot line.

(6) Animals. The keeping of animals in this zone shall be pursuant to Chapter 29 of this Ordinance.

(7) Location of Accessory Structures - No animal shelter, hay barn, silo, equipment shed, storage building and similar accessory buildings to the agricultural use of land may be located closer than ten (10) feet to any side or rear property line.